



OFFICE BUILDING IN PRIME HOUMA LOCATION

1155 SAINT CHARLES ST., HOUMA, LA



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

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Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.





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EXECUTIVE SUMMARY

This ±2,070 SF office property presents a compelling opportunity for owner-users or investors seeking a well-located commercial asset in the heart of Houma's primary business corridor.

Strategically positioned along St. Charles Street between LA Highway 311 and Tunnel Boulevard, the property benefits from strong daily traffic counts of approximately 13,601 vehicles per day, providing excellent visibility and accessibility for a wide range of professional and service-based users.

Price: \$ 260,000.00

Property Type: Professional Office

Zoning: C2 - General Commercial

Site Size: 0.24 Acres (58.7' x 176.8')

Flood Zone: Zone X

Lease Rate: \$2,000.00/month



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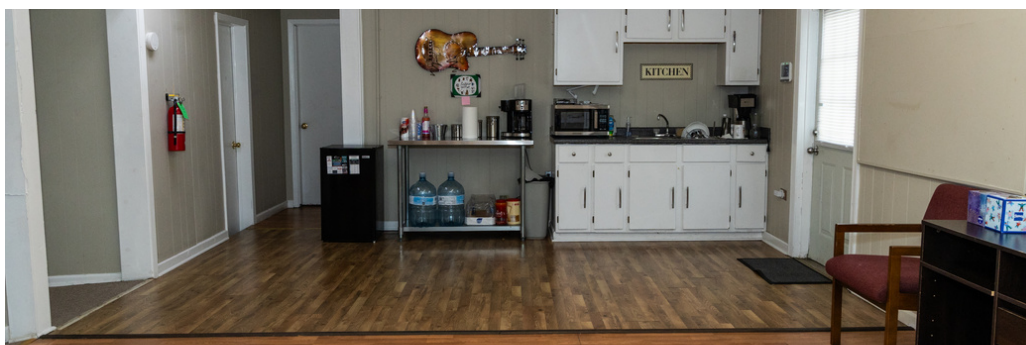


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The building features a functional and efficient layout, including four private offices, a welcoming reception area, a conference/break room, and two restrooms—making it ideal for professional services, medical users, or administrative operations.



The property is offered for sale, with lease consideration available for qualified tenants, creating flexibility for both owner-users and investors.

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